

**TOWN OF DAVIE
WORKSHOP MEETING
JULY 31, 2006**

The meeting was called to order at 6:30 p.m. and followed by the Pledge of Allegiance.

Present at the meeting were Mayor Truex, Vice-Mayor Crowley, and Councilmembers Caletka, Paul, and Starkey. Also present were Acting Town Administrator Cohen, Town Attorney Kiar, and Assistant Town Clerk McDaniel.

Broadview Park Annexation

Mr. Cohen advised that staff had been meeting with Broward County and their latest proposal put the Town back to where they started. He asked Council for direction regarding a counteroffer to the County. Mr. Cohen suggested reviewing the agreement for items the Town was seeking, items the County had agreed to, items that were still on the table and/or items the County had rejected. He referred to the services cost summary sheet, noting that it would take several years for redevelopment to overcome the substantial shortfall. Staff therefore wanted the County's assistance until the Traffic Oriented Corridor was completed, and there was some commercial redevelopment completed along the Broadview Park area of SR 7.

Mr. Cohen explained that a legislative bill allowed the Town until September 1, 2006 to come to an interlocal agreement with the County on Broadview Park. If this failed, a new bill would need to be introduced. Mr. Cohen advised that he had met that day with the new County Administrator, who indicated that the County wanted the Town's counterproposal to determine what the next step would be. Mr. Cohen wanted to provide the County with the Town's counterproposal by August 7th.

Mr. Cohen agreed with Councilmember Paul that staff should include everything with which the Town wanted the County's help. He acknowledged that the estimates were staff's "best guess," and noted that there would only be time for one or two meetings before the deadline.

Councilmember Starkey questioned why the Town staff did not want to maintain Sunview Park. Mr. Cohen explained that the Town already had more parks than "anyone else," and the Town did not have personnel experienced in some of the programs offered at Sunview. He added that some programs were run by outside organizations, which the Town did not want. Mr. Cohen stated that since program revenues covered only 20% of costs of the programs, taking over Sunview would immediately entail \$400,000 to \$500,000 in debt. For these reasons, staff preferred that the County maintain the park.

Councilmember Starkey indicated that Council had wanted a substantial number of the capital improvements promised to Broadview completed prior to being annexed. Mr. Cohen stated that many of these projects had not even begun yet, and would not be completed until 2011 or 2012. If Council wished, this could be added to the agreement. Councilmember Starkey wanted to be sure that the interlocal agreement included the correction made in the legislative bill concerning the road right-of-way on the New River Canal. Mr. Cohen advised that the County Administrator had indicated that this was anticipated in their next counterproposal.

Councilmember Starkey stated that everyone agreed Broadview was in need of infrastructure and that it should be annexed by 2010, but the County must follow through on the promises it had made to Broadview residents, and the County's proposal did not seem to indicate a willingness to do so. Mr. Cohen said that historically, municipalities fought over annexations, but that was not the case with the remaining unincorporated properties. He indicated that the County needed to have a more open mind in their negotiations or these areas would never be annexed. Mr. Cohen felt the new County Administrator seemed more willing to discuss this than County staff had in the past.

Councilmember Starkey felt that County representatives should meet with Broadview residents to hear their concerns and their opinions on the community's needs. She felt there were items that had not been included in the infrastructure discussion so far that should be addressed and paid for by the County, specifically the SR 84 and SR 7 corridors. Councilmember Starkey added that zoning would be easier at

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the County level as well. Mr. Cohen responded that staff had discussed zoning with the County, and the County agreed to assist, but had not put it in writing. He intended to put this and Councilmember Starkey's other suggestions into their counterproposal.

Councilmember Paul felt the Town could gradually take over Sunview Park, with the County continuing to maintain it and providing funds for the transition. Mr. Cohen said this was "Plan B" - first the Town would ask for everything and failing that, they would ask for transitional assistance. Councilmember Paul stated that the major concern was the possible financial impact of the annexation. Regarding the proposed additional Town employees for the annexed area, Mr. Cohen remarked that the proposed numbers were slightly lower per capita than the Town's current number.

Major Gary Killam explained that the estimated police staffing had been based on several factors, including calls for service. He added that the police union was satisfied with the estimates.

In response to Councilmember Starkey's question regarding Code enforcement, Mr. Cohen explained that staff wanted the County to maintain control of any County Code-based Code Enforcement cases or building inspections that were open at the time of annexation.

Mayor Truex asked how the revenue figures were computed. Mr. Cohen responded that the revenue figures were provided by the County and added that fire assessments were difficult because different variables were used. Staff had used current assessments for residential, but Mr. Cohen admitted the commercial was "really a guesstimate." He stated that the Town staff had prepared these estimates.

Mayor Truex indicated that he was opposed to the annexation. He advised that a 2004 consultant's report found that the Town would lose \$400,000, and the new estimate was \$3.8 million. Mayor Truex stated the Traffic Oriented Corridor would not be a "magical cure," and comparing the Broadview Traffic Oriented Corridor area to the Town's was not a fair comparison because the Town's was essentially industrial and Broadview Park's was residential. He felt demographics would always be problem, since approximately 15% of all Broadview residents lived below the poverty level and it was, on the whole, an economically distressed area. Mayor Truex said that Council had never passed a resolution saying they would annex Broadview Park and had only agreed to study their options. He felt the annexation would never benefit the Town economically. Mayor Truex stated that Council would need to ask the Town's residents if they were willing to pay higher taxes or to endure a diluted level of services to annex an area that was not well connected to the Town. Mayor Truex felt this annexation was a bad idea and a mistake and if the annexation process continued, he felt they should try to get as many concessions from the County as possible.

Mr. Cohen confirmed for Councilmember Caletka that the deadline for the interlocal agreement was September 1st. The County Commission would need to vote on the agreement at their August 15th or August 22nd meeting. If Council did not vote on the agreement by August 16th, a special meeting would need to be held.

Councilmember Caletka advised that the residents in District 1 were in favor of the annexation. He had spoken with Representative Tim Ryan, who quoted County Commissioner John Rodstrom as saying he would do whatever was needed to facilitate the annexation. Councilmember Caletka felt Council should rely on Commissioner Rodstrom to lobby on behalf of the Town's requests. Councilmember Caletka stated that the Town was now in a position to name their terms to the County, including economic incentives. He felt if they could get the County to pay for services until 2010, while the Town collected tax revenue, they could take over with positive revenue. Mr. Cohen said that for the first year, staff would ask the County commission for \$3.8 million and then \$2.2 million each year until at least 2010.

Mayor Truex felt the County funding would need to continue until 2015. Councilmember Caletka suspected there were several questionable variables in the initial reports. Vice Mayor Crowley indicated

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that Broadview residents wanted the annexation and he welcomed them, but felt the Town should take its time performing the transition. Councilmember Paul felt the Town was obligated to proceed with the agreement and they should “ask for the whole enchilada” from the County. Councilmember Starkey wanted bonding and a timeline for the County to fulfill its promises regarding the infrastructure and State Road Traffic Oriented Corridor initiatives. Mayor Truex reiterated his opinion that County funding should continue until 2015 and the Council agreed.

Mr. Cohen stated that he would inform Council regarding how negotiations with the County would be conducted, whether Council members would be included, and whether the meetings would be public. He agreed to create a new interlocal agreement and submit it to Council prior to submitting it to the County.

4. ADJOURNMENT

There being no further business to discuss and no objections, the meeting was adjourned at 7:49 p.m.

Approved _____

Mayor/Councilmember

Town Clerk

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